



June 2001

Agricultural Land Sales

By Counties, Wisconsin, 2000

Parcels of agricultural land sold in Wisconsin during 2000 averaged \$2,256 per acre, a 20 percent rise from the previous year. Included in this price were sales of land continuing in agriculture, land being diverted to uses other than agriculture, and agricultural land both with and without buildings and other improvements.

Agricultural land without buildings and continuing for agricultural use had an average sale price of \$1,633 per acre. This price jumped 23 percent from 1999 and 39 percent from 1998.

The Wisconsin Department of Revenue, Bureau of Equalization, recorded 3,436 separate 'arm's length' transactions in which 210,431 acres changed hands. Both the number of transactions and total acres decreased from 1999.

Land sales figures reported here include only averages of 'arm's length' transactions. Sales made under other than normal market conditions (such as family sales or foreclosures) are not included in this report. Sales are reviewed by the Wisconsin Department of Revenue, Bureau of Equalization. With each sale of a parcel of land, the buyer is required to file a Wisconsin Real Estate Transfer Return, documenting the parcel size, sale price, present use, and intended use of the property. State appraisers inspect the site and verify the transfer return. The sales data in this report are a summary of the Wisconsin Real Estate Transfer Returns.

In cooperation with the Wisconsin Department of Revenue, Bureau of Equalization

AGRICULTURAL LAND SALES: Wisconsin, 1996-2000

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
Land without buildings and improvements									
1996	1,660	87,342	900	803	31,672	1,753	2,463	119,014	1,127
1997	1,379	78,142	993	745	28,664	1,973	2,124	106,806	1,256
1998	1,472	82,740	1,173	767	29,156	1,785	2,239	111,896	1,332
1999	1,336	74,535	1,324	759	30,218	2,929	2,095	104,753	1,787
2000	1,207	65,843	1,633	754	31,730	3,933	1,961	97,573	2,381
Land with buildings and improvements									
1996	1,518	136,248	1,295	656	35,598	1,768	2,174	171,846	1,393
1997	1,351	123,157	1,335	570	33,493	2,201	1,921	156,650	1,520
1998	1,239	118,788	1,530	610	33,922	2,069	1,849	152,710	1,650
1999	1,125	105,697	1,762	573	34,025	2,519	1,698	139,722	1,946
2000	1,004	87,757	1,927	471	25,101	2,919	1,475	112,858	2,148
Total									
1996	3,178	223,590	1,141	1,459	67,270	1,761	4,637	290,860	1,284
1997	2,730	201,299	1,203	1,315	62,157	2,096	4,045	263,456	1,413
1998	2,711	201,528	1,383	1,377	63,078	1,938	4,088	264,606	1,515
1999	2,461	180,232	1,581	1,332	64,243	2,712	3,793	244,475	1,878
2000	2,211	153,600	1,802	1,225	56,831	3,485	3,436	210,431	2,256